

AFFECTED PREMISES:
Lots 13 & 14 Wildwood Lane
Amherst, MA

QUITCLAIM DEED

We, ROBERT C. MAZER, mistakenly referred to as ROBERT C. MAZEN in prior deed and MAGDALENA R. MAZER, mistakenly referred to as MAGDALENA R. MAZEN in prior deed, both of Amherst, Hampshire County, Massachusetts for consideration of SIXTY-EIGHT THOUSAND AND 00/100 DOLLARS (\$68,000.00) grant to ROBERT T. WILCE and JOANNE M. PARKER, husband and wife, as tenants by the entirety, both of 9 Teawaddle Hill Road, Leverett, MA 01054

with QUITCLAIM COVENANTS,

the land in Amherst, Hampshire County, Massachusetts bounded and described as follows:

Lot No. 14: Beginning at an iron pipe marking the southeasterly corner of land now or formerly of one Marston, said iron pipe being six hundred forty and seven tenths (640.7) feet northerly from the intersection of the northerly line of Strong Street and the westerly line of a street (unnamed) shown on plan entitled, "Wildwood Subdivision", Amherst, Massachusetts, July, 1940, recorded in Hampshire County Registry of Deeds, Plan Book 24, Page 76, said iron pipe also marks the northeasterly corner of the land herein described; thence S. 1° 35' W. along the westerly line of said unnamed street one hundred (100) feet to the iron pipe marking the southeasterly corner of the land herein described; thence N. 88° 25' W. along the northerly line of Lot No. 13 (hereinafter described) as shown on said plan, one hundred fifty (150) feet to an iron pipe marking the southwesterly corner of the land herein described; thence N. 1° 35' E. along the easterly line of Lot No. 6 as shown on said plan, one hundred (100) feet to an iron pipe marking the northwesterly corner of the land herein described; thence S. 88° 25' E. along the southerly line of said Marston land, one hundred fifty (150) feet to the iron pipe marking the point of beginning.

Lot No. 13: Beginning at an iron pipe marking the northeasterly corner of the land herein described and the southeasterly corner of Lot No. 14 hereinbefore described; thence S. 1° 35' W. along the westerly line of said unnamed street, one hundred (100) feet to an iron pipe marking the southeasterly corner of the land herein described; thence N. 88° 25' W. along the northerly line of Lot No. 12 as shown on said plan, one hundred fifty (150) feet to an iron pipe marking the southwesterly corner of the land herein described; thence N. 1° 35' E. along the easterly line of Lot No. 5 as shown on said plan, one hundred (100) feet to an iron pipe marking the northwesterly corner of the land herein described and the southwesterly corner of Lot No. 14 hereinbefore described; thence S. 88° 25' E. along the southerly line of Lot No. 14, one hundred fifty (150) feet to the iron pipe marking the point of beginning.

TOGETHER WITH a forty (40) foot wide right of way (in common with others) for all reasonable purposes, in said unnamed street from Strong Street to the iron pipe marking the place of beginning of said Lot No. 14.

This conveyance is made subject to the restrictions (1) not more than one house shall be built on Lot No. 13 and not more than one house shall be built on Lot No. 14; (2) no house built on either of said lots shall be designed to accommodate more than one family; and (3) the setback of houses built on either of said lots shall be at least thirty (30) feet from the street line.

Being the same premises conveyed to the grantors herein by deed of George F. Drake dated May 30, 1986 and recorded in Hampshire County Registry of Deeds in Book 2733, Page 186, which deed mistakenly referred to the grantors herein as Robert C. Mazen and Magdalena R. Mazen. The error in spelling of the grantors' names was corrected by a Scrivener's Error Affidavit dated November 19, 1986 and recorded in the Hampshire County Registry of Deeds in Book 2854, Page 94.

EXECUTED AS A SEALED INSTRUMENT this 30 day of January, 1997.

In the presence of:

Autu, witnesses
to both

Robert C. Mazer
ROBERT C. MAZER
Magdalena Mazer
MAGDALENA R. MAZER

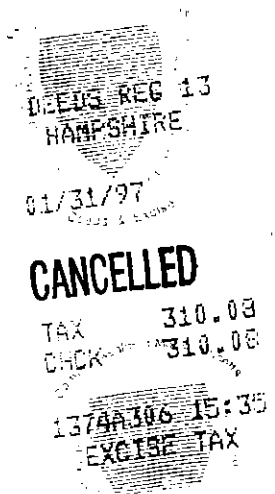
COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

January 30, 1997

Then personally appeared the above-named ROBERT C. MAZER and MAGDALENA R. MAZER and acknowledged the foregoing instrument to be their free act and deed, before me.

Ellis S. Landset
Ellis S. Landset -- Notary Public
My Commission Expires: 3/18/99



ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE